Planning

Growth & Development

Delegated officer report for planning application

Application no.	139621/FO/2024
Date registered valid:	17 April 2024
Proposal:	Replacement of windows and works to the roof, including replacement of roof mounted mechanical plant and installation of additional plant and new plant deck, the introduction of permanent edge protection, and the introduction of an additional external stair.
Address:	Royal Northern College Of Music, 124 Oxford Road, Manchester, M13 9RD
Ward(s):	Hulme Ward
Applicant:	Neil Bohanna, The Royal Northern College of Music
Agent (if any):	Ian Palmer, Ian Palmer Architects Ltd
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **21 June 2024**

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 April 2024

Standard consultations:
Printed: 19 April 2024 Expired: 11 May 2024

Neighbour notifications
Printed: 19 April 2024 Expired: 11 May 2024

Site notice
Posted: 19 April 2024 Expired: 11 May 2024

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The Royal Northern College of Music (RNCM) is a conservatoire and a centre of music education. It is one of four conservatoires associated with the Associated Board of the Royal Schools of Music. RNCM plays host to a wide variety of diverse public performances on site.

The College was established in 1973 by the merger of the Northern School of Music (established 1920) and the Royal Manchester College of Music (established 1893).

The estate has evolved over time and is formed from several developments;
- The Main Building (constructed 1973)
- The Link Building (constructed 1999)
- The Library Building (constructed 1997)
- The Oxford Road Wing (constructed 2006)

Along the eastern elevation sits Oxford Road, a major bus route which goes from the City Centre and runs directly through the University Campuses of both the University of Manchester and Manchester Metropolitan University.

The site is bounded by Booth Street West to the south, by Higher Chatham Street to the west, and by Rosamond Street West to the north.

The Main Building comprises a large portion of the site. It has a large structural grid and is fashioned in concrete and silver quartz masonry. It was originally conceived with two entrances,

with its upper level of the flighted concourse connecting to the Oxford Road high level pedestrian walkway.

The Library Building is representative of the 90's architecture of the period in which it was constructed. Its building form is sculpted and modelled in buff masonry with super slot windows defying the load bearing properties of brickwork.

These two building of the College were unified in 1999 with the addition of the Link Building, which now serves as the College's main entrance, having a dual aspect with doors serving both Rosamond Street West and Booth Street West. It is an early atrium typology, housing a reception and box office under a winged roof.

The Oxford Road Wing was constructed in 2006, which resulted in the demolition of the high-level pedestrian gesture, replacing it with a veneer of practice rooms, studios, and offices. Black silicone pointed glazing, capped with a modular concrete rain screen, present the Oxford Road façade.

Description of Development

The proposal seeks planning permission for various external alterations to the Royal Northern College of Music, these include:

- Replacement of windows on....
- Replacement of roof mounted mechanical plant...
- Installation of additional plant and new plant deck on the Library Building.
- Introduction of permanent edge protection on the Library Building and Link Building.
- Introduction of an additional external stair between the Link Building and the Main Building.

There work are Phase 2 of the RNCM's decarbonisation program. Applications 132328/FO/2021 & 130714/FO/2021, outlined in full below, formed Phase 1 of this decarbonisation program.

By the end of Phase 2, RNCM are aiming for full decarbonisation with only gas boiler back up in the coldest of days. This will be achieved by optimisation of main building using Hydraulic, thermal and logic digital twins, which will give a 77% reduction in gas consumption from 1,569,735 kWh to 350,980 kWh.

Related Applications

132328/FO/2021 - Replacement roof top mechanical equipment.
Approved March 2022.

130714/FO/2021 - Roof engineering works including:- Increased roof thickness providing additional insulation- Improved roof access to the Fly Tower and Oxford Road Wing - Roof edge protection.
Approved August 2021.

Consultations & Notification Responses

Highway Services - Are satisfied that the proposed alterations will not impinge on the adopted Highway, and that they will not have an impact on the approved pedestrian and vehicular access, circulation or the external highway network. Requested that an information be added regarding any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements.

Environmental Health - Recommended that a condition be added for verification of the noise assessment of the plant equipment submitted and approved as a part of this application.

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

The Adopted Core Strategy for the City of Manchester

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

SP1 (Spatial Principles) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) - advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern..

DM1 (Development Management) - which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

The National Design Guide (January 2021) illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public Spaces – safe, social, and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy, and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures, and environmental sustainability.

In **Chapter 2 'Design'**, **paragraph 2.7** outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment and encourages "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified form which blends in with, and links to, adjacent areas.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

Policy JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P3 (Cultural Facilities) states that cultural businesses and attractions in our cities and towns will be proactively developed and supported through a range of measures including protecting existing heritage, cultural and community facilities, supporting the development of new cultural venues in town centres and places with good public transport connectivity, promoting new, or enhanced existing, locally-distinct clusters of cultural facilities, identifying protecting and enhancing strategic clusters of cultural attractions, considering the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities; maximising opportunities for redundant heritage assets; considering the designation of ‘Creative Improvement Districts’ and supporting a mix of uses which derive mutual benefits. If development would potentially result in conflict between a cultural activity and another use,

especially in terms of noise, then the development responsible for the change must secure the implementation of appropriate mitigation before it is completed.

Policy JP-P5 (Education, Skills and Knowledge) states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities. This would include support for the continued growth and success of the university sector, such as through strengthening the world-leading research capabilities and promoting opportunities for business spin-offs; and continuing to help develop Greater Manchester as the UK's best destination for student.

Policy JP-S1 (Sustainable Development) states that in order to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-S2 (Carbon and Energy) states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

National Policy

The **National Planning Policy Framework (December 2023)**

The document sets out the Government's Planning Policies for England and how these are expected to be applied.

Decisions should accord with the requirements of the National Planning Policy Framework (2023), in particular to **Section 12 (Achieving Well-Designed Places)**, which states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (**paragraph 139**).

At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (**paragraph 11**).

This is further explored in **paragraph 8**, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective
b) a social objective and
c) an environmental objective.

Section 8 (Promoting healthy and safe communities) outlines how planning policies and decisions should aim to achieve healthy, inclusive, and safe places and beautiful buildings.

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

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Issues

Principle of Development

There will be various benefits brought about these works include the following:

- Thermal upgrades of the building because of the roof and window replacement
- Replacement of outdated roof mounted mechanical plant to help achieve de-carbonisation.
- A heating and cooling network in the form of 2 additional ASHP and associated pipes connecting to the main central plant room.
- Plant decks allowing the building to remain operational whilst the old existing services are replaced, and the new installed & commissioned.
- Improved access and maintenance with the introduction of permanent edge protection.
- Compliant means of escape from the library roof.

Due to the benefits brought about by these works, the principle of the development is considered to be acceptable. These proposals must be judged against various Planning considerations in order to determine the acceptability of the application.

Visual Amenity

The windows that are being replaced are almost like for like. The replacement windows will match the existing profiles and the existing window frames will be a minor variation of colour from what is currently in place, changing from a RAL 7039 Quartz grey to a RAL 7044 Silk grey. This minor change in colour will blend in well with the surrounding brickwork.

The glazing of the windows will change from single glazing to triple glazing. Overall, it is considered that the replacement of the windows will have a neutral impact upon the visual amenity of the building.

The roof top plant currently in place is exposed and visible from certain views from surrounding buildings. The introduction of the plant screen, in the form of perforated profiled cladding, will have a positive impact upon visual amenity by shielding the view of the currently exposed plant in place.

It was queried with the applicant as to whether anodised panels could be secured in place of perforated profiled cladding, however, the provision of anodised panels is subject to a minimum order which far exceeds the amount of panelling that would be used in this project. In lieu of this, perforated profiled cladding is considered to be acceptable.

The library building is an object building with modelled elevations articulating its form. The designers have used this to their advantage by infilling the negative spaces to create a cohesive mass. The Studio Plant Deck mass forms a tripartite composition with its blockwork base, buff masonry, and plant screen.

It has been queried with the applicant as to whether it would be possible to lower the height of the plant screen, or if it would be possible to set it back. The plant screen is set to align with the adjacent brick masonry pier to create a cohesive architectural statement and the plant screen needs to be braced, which sets a working height above the Air Handling Units (AHUs).

Additionally, the proximity of the screen to the masonry face is determined by the structure. The plant structure needs to be aligned with the existing columns and concrete frame to transmit the plant loading.

The plant screen is a background component. Its colour and appearance has been deliberately neutralised in its architectural expression to blend in with the surrounding building architecture. The cladding is perforated as an enhancement. Its form mimics other contemporary buildings adjacent.

Overall, it is considered that the screening of the existing plant will produce a minor positive impact on the visual amenity of the building and the surrounding area, and it is considered that the plant screen has been chosen and designed to have a minimal impact upon the visual amenity in comparison to the screen's surroundings and to the rest of the building's architecture.

The introduction of the edge protection will have some impact upon the visual amenity of the building. However, the edge protection has been slightly set back from the edge of the building and will not be visible from the majority of views at the surrounding street level at Booth Street West, although it will be visible from certain views in the surrounding area. In addition to this, edge protection has already been approved and introduced on the Main Building, so the introduction of the edge protection of the remaining buildings of the College will be in line with this design on the Main Building and will create a more cohesive appearance.

The external stair between the Link Building and the Main Building will be visible from the street level on Booth Street West.

Whilst the preference would have been to have this external stair further set back, the as proposed location has been determined by the Link Bridge steelwork which sits directly below. In order to accommodate the external stair in a further set back position, extensive internal works would have to take place which would not be entirely viable and would only result in a marginal improvement in visual amenity compared to the as proposed location.

The external stair is required in order to provide two separate directions of fire escape from the roof of the Library Building and Link Building, taking into account the relevant travel distance.

There is currently a compliant enclosed fire escape staircase at the very western end of the Library Building. A dropdown ladder previously provided the other escape option, however, this has to be decommissioned as it is not compliant with current fire regulations.

The other option, to provide a second means of fire escape, would be to have an either a staircase or a permanent ladder situated in an enclosed fire escape enclosure. The considered design options for these, however, would result in a much more visually intrusive mass to be added on to the building, rather than the external stair, which is more subtle in design and smaller in massing, and provides direct access into fire escape enclosures already in place in the Main Building.

An additional fire escape enclosure was originally proposed as a part of this application, but this was removed from the proposal following discussions between the City Council and the applicant, as an additional enclosure was not considered necessary with the addition of the external stairwell between the Link Building and Main Building. The proposed enclosure was considered to be highly visible from Booth Street West and was removed due to the unnecessary impact to visual amenity that would have resulted from it's construction.

Residential Amenity

There will be some impact of noise pollution from the replacement and introduction of further air conditioning units and plants to the roof. These noise pollution concerns will be mitigated slightly by the introduction of the plant screening. A noise impact assessment has been provided as a part of this application and has been deemed to show that the plant will be with levels acceptable to Manchester City Council's Environmental Health department.
A condition has been added to this permission to ensure that the development complies with the scheme laid out in the noise impact assessment. A verification element has been attached to this condition to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met.

Public Safety

The screening of the proposed Air Handled Units will prevent the risk of falls from height for those who are undertaking maintenance on said units.

Under the Workplace Act buildings should protect those that use or maintain them. The introduction of the edge protection provides safe, and unassisted access to clean windows, maintain and clean the roof and rainwater pipes, and to regularly access the mechanical equipment in line with SFG20 standard.

The original parapet height is below the threshold to provide adequate edge protection as defined by the Building Regulations Approved Document K, and so this edge protection is required in order to comply with this. The fact the roof thermal upgrades, as required to facilitate the decarbonisation targets, further reduces the guarding height, provides more reason for the introduction of the edge protection.

Whilst there are other measures that could be put in place to maintain the roof which rely on trained operatives and tested access equipment, an obvious fail safe, low risk solution which provides free access to the roof is in line with the thinking of the Health and Safety Executive.

Fire Safety

The main concern regarding fire safety with this proposal, is to provide a compliant means of fire escape from the Library Building and Link Building. There is currently one compliant means of escape, in the form of an enclosed fire escape stairwell, at the west of the Library Building. Due to travel distances, means of escape in two separate directions is required in order to be compliant with fire safety regulations.

An existing dropdown ladder that was previously used for fire escape from the Library Building and Link Building, is now deemed to be unsafe will be decommissioned as a part of these works.

Other options of a second means of fire escape were considered and discussed in the course of this application.

A roof escape directly into the Link Building would be non-compliant with BS 9999 Clause 13.2, unless the accommodation stair in the entrance foyer is designed to be a protected stair. It is also non-compliant with BS 9999 Clause 17.6 as it is not a protected stair and therefore cannot be used as an escape route, nor can it be enclosed as a protected stair unless the reception area is limited in size which is not possible.

The Link Building can still be used as an escape route from parts of the ground floor of the Library and Main Buildings as there are multiple means of escape from these spaces and there is glazing available allowing occupants to see if there is a fire in this area, but this would not be compliant as a means of escape from the roof. By providing an escape stair into the foyer, workers would be at risk of walking into fire and smoke in this space. This is a reason why accommodation stairs are generally not recommended to be used for evacuation.

Adding an escape route to the far internal stair, which is protected, is a safer option than above however, the travel distances are long from the plant deck and in a single direction.

The introduction of an enclosed stairwell or ladder were discussed as a part of the application, and whilst these would have provided a compliant second means of fire escape, the impact on visual amenity meant that the preference would be for the external staircase.

The external staircase will provide an alternate direction as a means of escape, particularly from the plant area on the roof of the Library Building. The external stair will provide an the escape route which will lead away from a fire on or below the plant deck to the roof of the Main Building.

Although the travel distance is similar to the above, the risks of fire breaking through the escape route is low and workers will have the option of more than one direction of escape once they reach the Main Building.

Access

The access in to and out of the building will at ground level will not be affected by the works.

The access to the roof of the building will be improved by the introduction of the external stair. There are already access points to the roof of the Main Building and Oxford Road Wing and only one currently compliant access point to the Library Building and Link Building.

An existing dropdown ladder that is currently deemed to be unsafe will be decommissioned as a part of these works.

Conclusion

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Discussions have been undertaken to clarify why certain elements of the proposal were required and in some cases, to review and assess alternate proposals. These discussions have resulted in some minor amendments being made to the application. An extension of time for a further week was secured in order to make sure that this application could be approved in line with some revisions.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 10 April 2024:

- Proposed Level 2 Fire Strategy Zone 2 PR1-IPA-Z1-18_4-GA-A-200015
- Proposed Lower Library Roof Skylight PR1-IPA-Z1-00-SK-A-001 P03
- Proposed Lower Library Roof Skylight PR1-IPA-Z1-00-SK-A-002 P02
- Proposed Elevation/Section Key PR1-IPA-Z1-18_GA-A-200501
- Proposed SL68 Frames AD-477
- Library Decarbonisation - Plant Noise Assessment Report

Received by Manchester City Council as the Local Planning Authority on 17 April 2024:

- Existing and Proposed Window Type Z1-18_4-SK-A-001 P01

Received by Manchester City Council as the Local Planning Authority on 10 June 2024:

- Proposed Site Elevations PR1-IPA-Z1-00-GA-A-200070 P05
- Proposed Level 3 Fire Strategy Zone 2 PR1-IPA-Z1-18_4-GA-A-200016 P04
- Proposed Level 4 Fire Strategy Zone 2 PR1-IPA-Z1-18_4-GA-A-200017 P04
- Proposed Window Upgrade Elevations PR1-IPA-Z1-18_4-GA-A-200200 C02
- Proposed Library Roof PR1-IPA-Z1-18_4-GA-A-200299 C02
- Proposed Sections PR1-IPA-Z1-18_4-GA-A-200400 C02
- Existing and Proposed Sections PR1-IPA-Z1-18_4-GA-A-200350 C02
- Existing and Proposed East and West Elevations PR1-IPA-Z1-18_4-GA-A-200505 C02
- Existing and Proposed North Elevation PR1-IPA-Z1-18_4-GA-A-200502 C02
- Design and Access Statement

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy, and saved policies DC14 and DC18.1.

3) Prior to any external works, samples, and specifications of all materials (including edge protection and screens) to be used on all external elevations shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, prior to the commencement of alterations to the windows, the full and final details of the windows, along with a detailed method statement and specification (including material specification) for the alteration to the windows, shall be submitted for approval in writing to the City Council as Local Planning Authority.

The approved details and method statement shall be implemented as part of the approved development.

Reason - In the interests of visual amenity in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) a) Externally mounted ancillary plant, equipment and servicing or plant within or behind louvres shall be carried out in accordance with the scheme outlined in the 'Library Decarbonisation - Plant Noise Assessment Report'. This shall be implemented in full before the equipment is first brought into use.

b) Prior to the first use of the plant hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

Informatives

1) Any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC's Highway Network Management Teams via Email -highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

2) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat D8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat N1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat K5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat B0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F2-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F1-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat D4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F3-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F3-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat A2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F0-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat C4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat E8-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F6-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F3-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F1-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F8-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F5-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F8-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat D0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F3-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F4-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F6-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat E3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F3-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F8-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat E8-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F3-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F4-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat D4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F2-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F0-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F3-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F4-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F5-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat B5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F3-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat C6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F5-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat E4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
UTILITY, 128 Oxford Road, Manchester, M13 9GP
The Foyer, 61 Booth Street West, Manchester, M15 6PP
Flat P3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat K3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat K4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F2-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat B6-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F4-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F7-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F0-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat E1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F5-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F6-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F4-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F5-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F0-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F4-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat D7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat C6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C11, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C12, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat B2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat E5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat A3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat E4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F6-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F0-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F6-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat A0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat D7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat B6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F4-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F5-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F2-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F5-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F7-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Unit 1, 28 Higher Cambridge Street, Manchester, M15 6AA
Flat H1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat H3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat E2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat N5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat B5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat B3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F5-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F5-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat D2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat C3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F3-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F8-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F7-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F6-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F4-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat D3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat C2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F0-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat E10, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
21 Higher Cambridge Street, Manchester, M15 6AD
Flat A0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F1-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat A6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat D3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F1-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat A4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F2-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat B1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F2-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F5-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F8-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F3-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat E7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat K2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Hyatt Regency Manchester, 55 Booth Street West, Manchester, M15 6PQ
Flat F3-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Flat F4-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F1-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F5-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat A3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F3-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F7-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F0-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F1-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F1-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat A2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat E3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F4-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat B6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Unit 3, 28 Higher Cambridge Street, Manchester, M15 6AA
Flat H4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Unit 2, 28 Higher Cambridge Street, Manchester, M15 6FH
Flat F6-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat D4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat D0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F1-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F7-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat E4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat B2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat D5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F5-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F6-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat C6-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat B4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F8-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F5-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F5-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F2-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
134 Oxford Road, Manchester, M13 9GP
Flat D6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C9, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F4-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F1-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F3-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat B4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F3-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F7-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Flat F4-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F5-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F0-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F3-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat B4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat A6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat C6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat B6-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat E7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F3-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F5-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat D7-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F0-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F2-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
132 Oxford Road, Manchester, M13 9GP
The Co-operative Food, 126 Oxford Road, Manchester, M13 9GP
59 Booth Street West, Manchester, M15 6PQ
Flat N4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Ground Floor, 61 Booth Street West, Manchester, M15 6EP
Flat R3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F3-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F5-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F6-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F4-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F2-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F1-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat B0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F7-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat N3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F5-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F6-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat D1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F6-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F5-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F7-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F5-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD

Flat E9, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat E3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat N6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat B4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F2-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F1-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat B1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F4-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F6-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F4-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F5-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F8-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat E0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat E6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat A4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat B3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
14 Higher Chatham Street, Manchester, M15 6ED
Flat F2-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat C5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat D2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F7-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat D6-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F0-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat B2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Victoria Hall Manchester 1, Higher Cambridge Street, Manchester, M15 6AD
Flat C10, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat A6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F4-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F5-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat A1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F4-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F1-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F1-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat D6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F8-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat D3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat B5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F7-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat D5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat A6-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat F5-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F5-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F5-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F8-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F7-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Manchester Metropolitan University Humanities Building, Rosamond Street West, Manchester, M15 6LL
Flat F5-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F8-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F5-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat E5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F5-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F0-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F7-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat C2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat C6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F5-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F0-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat D6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat B6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F3-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
The Boundary Medical Practice, 63 Booth Street West, Manchester, M15 6PR
Italian Express, Higher Cambridge Street, Manchester, M15 6AD
Flat N2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat R1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat K1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat C3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F5-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F0-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat D1-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat C1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F0-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F8-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat E6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F4-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F0-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat B3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F3-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F1-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F2-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F3-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat B2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat A1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
130 Oxford Road, Manchester, M13 9GP
57 Booth Street West, Manchester, M15 6PQ
Flat P8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat R2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat R4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Spar Stores, Higher Cambridge Street, Manchester, M15 6AD
Flat J4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Staybridge Suites, 30 Higher Chatham Street, Manchester, M15 6ED
Flat F3-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F3-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat A5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F4-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat E6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F1-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F1-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat C1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F0-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F3-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat D5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F0-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F1-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F3-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat E1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F6-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat B1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat H2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat G1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat A3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat B7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F0-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F4-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat A4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F6-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat G2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat G3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat E5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat E8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat B8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat D3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat A2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F3-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat C5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F8-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F4-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F5-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F1-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F8-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat F5-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat B5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F7-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F3-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat D2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
12 Higher Chatham Street, Manchester, M15 6ED
Flat F2-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F0-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat E0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F1-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F1-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F2-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Rom C Flat D5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat A5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F5-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F7-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F5-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F2-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat P4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat K6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat G4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F1-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F5-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F1-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat D2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F6-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat B3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat E2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F0-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F4-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat E7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat C4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F4-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F1-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat E2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F2-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F6-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F1-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F7-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat D1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F0-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F5-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F7-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F3-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat F2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat E1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL